

BERMONDSEY
TRAMMAYARD
SE15

INTRODUCTION

301-303 Ilderton Road is a residential-led development opportunity in South Bermondsey, Southwark.



Zone-2



6,200 sqft
site area



Planning for
59-apartments



4,545 sqft of
commercial
space



Sold with
vacant
possession

59-quality apartments

(2nd - 14th floors)

29 x 1-beds

18 x 2-beds

12 x 3-beds

39,628 sqft NIA





HAND CAR WASH
OPEN
9AM-5PM
7 DAYS
A WEEK

NO THROUGH
ACCESS

FATZO
CRU
MORNINGWAY STREET

HAND CAR WASH

NO THROUGH
ACCESS

**4,545 sqft GIA
of flexible
commercial
space**

(ground & 1st floors)





OPPORTUNITY

Ilderton Road offers an outstanding development opportunity in an area experiencing major regeneration

- The site occupies a prominent corner position on the east side of Ilderton Road at the junction of Hornshay Street
- The surrounding area is undergoing significant redevelopment as part of Southwark's Old Kent Road Area Action Plan, including plans for 20,000 new homes and a complete regeneration
- The existing site extends to approximately 6,200 sqft (0.06ha) and currently comprises a vehicle repair garage and a car wash
- Planning permission granted for the erection of a 15-storey building comprising 59-apartments (43 private & 16 affordable) alongside 4,545 sqft GIA of commercial space
- The residential areas total 39,628 sqft NIA with this split as 27,219 sqft for private sale and 12,409 sqft for affordable housing
- Site is well served by public transport (Zone-2). South Bermondsey station (overground) is located 0.7 miles to the north of the site (London Bridge in just 1-stop), along with the proposed Surrey Canal Overground line (0.3 miles away)
- Majority of apartments are dual aspect, all have private balconies, all have access to a communal roof terrace
- We are inviting offers for the freehold interest with a guide price of £4,500,000

SITE & EXISTING BUILDINGS

Ilderton Road occupies a prominent position just off the Old Kent Road, amongst an exciting regeneration quarter of Southwark

Subject site is triangular and extends approximately 6,200 sqft (0.06 hectares). The site is vacant, however was previously occupied as a vehicle repair garage and hand car wash, falling under E-Class use.

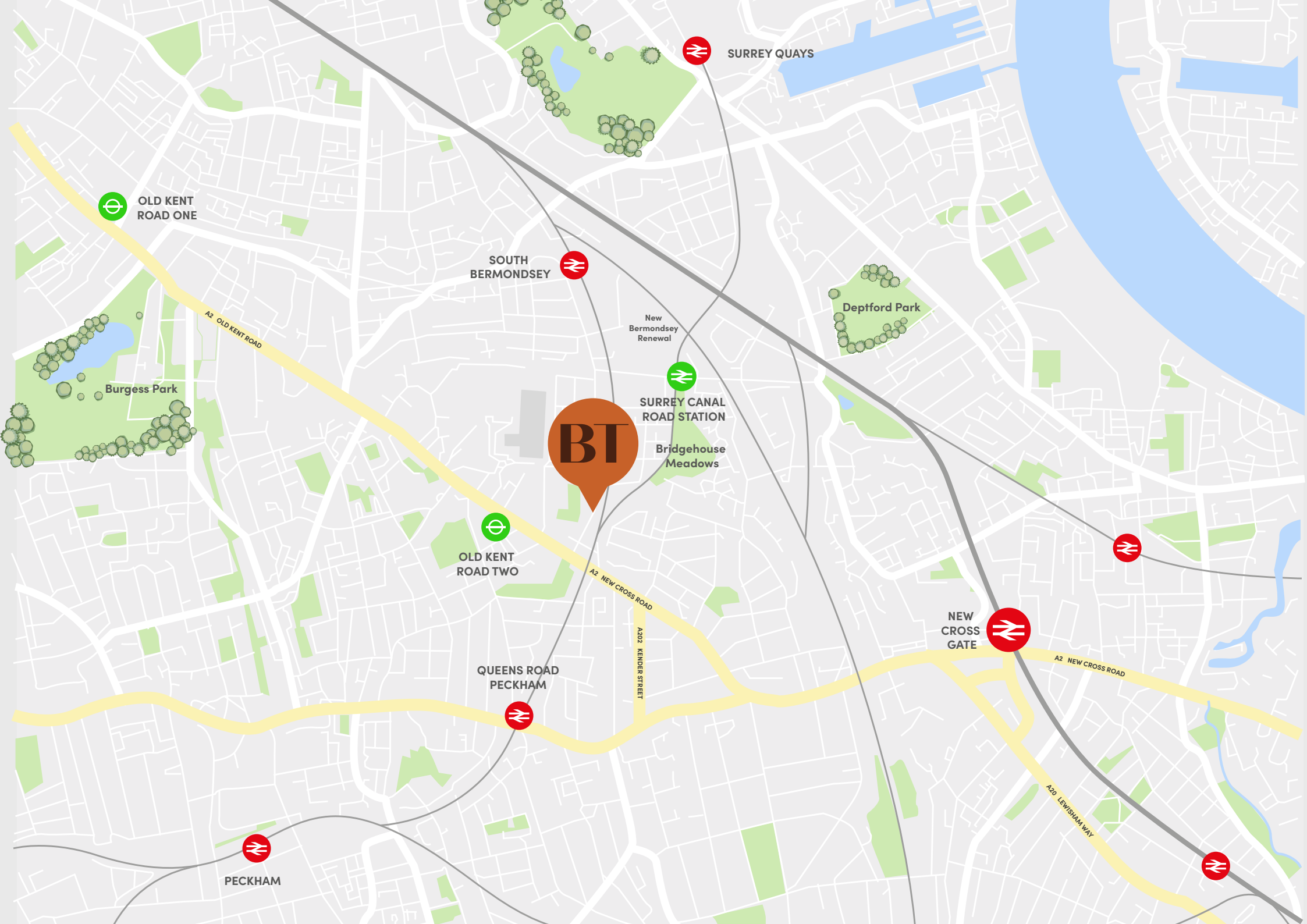
The surrounding area is a mix of light industrial buildings, along with some new build developments under construction.

Local schemes to the site include Southwark Homes delivering 690 new homes (220 private) opposite, 250 student bed schemes directly South (Tribe) and Barratts 253 new homes (177 private) directly to the North.



The background of the image is a light beige or tan color with a subtle, repeating pattern of thin, wavy lines that resemble topographic map contour lines. These lines are irregular and flow across the page, creating a textured, organic feel.

SE15



SURREY QUAYS

OLD KENT ROAD ONE

SOUTH BERMONDSEY

Deptford Park

Burgess Park

BT

SURREY CANAL ROAD STATION

Bridgehouse Meadows

OLD KENT ROAD TWO

New Bermondsey Renewal

NEW CROSS GATE

QUEENS ROAD PECKHAM

PECKHAM

A2 OLD KENT ROAD

A2 NEW CROSS ROAD

A202 KENDER STREET

A2 NEW CROSS ROAD

A20 LEWISHAM WAY

TRANSPORT & CONNECTIONS

Ilderton Road is located just off the Old Kent Road in the London Borough of Southwark (Zone-2)

The site is well serviced by public transport, with bus routes and South Bermondsey train station just 0.7 miles to the north. National Rail service are available here with London Bridge just 1-stop (5-minutes).

Connectivity in the area is set to improve further with the new overground station (Surrey Canal Station) being developed on Rollins Street (0.3 miles). With enabling works progressing, connecting Surrey Canal Road Station to the East London Line, between Surrey Quays and Queens Road Peckham.



WALKING TIMES TO NEARBY STATIONS

12

South Bermondsey

12

Queens Road Peckham

9

Surrey Canal Road Station (Overground)

4

Old Kent Road Two (Bakerloo Line)



CYCLING TIMES TO NEARBY LANDMARKS

15

The Shard/London Bridge

20

Bank

23

Canary Wharf

25

Victoria Station

ILDERTON ROAD – BERMONDSEY’S FASTEST CHANGING AREA

New Bermondsey and the Old Kent Road are two of London’s most significant inner city regeneration areas.

The immediate area is rapidly transforming into a new district, with new homes, student housing, commercial spaces, and a new station that is due to open in 2025. Old Kent Road already has 712 completed homes, with another 1,549 units under construction or on-site.

Some of the notable schemes being delivered include:

- Southwark, delivering 690 new homes (220 private) on Tustin Estate
- Optivo, completing 170 homes with over 27,000 sq ft of commercial space across two sites on Ilderton Road.
- Barratt Homes 28-storey development at 227-255 Ilderton Road. This development is set to deliver 253 apartments and over 25,000 sq ft of new commercial space.
- HG Construction is currently building 313-349 Ilderton Road to deliver a 250-bed student scheme for Tribe, along with 58 residential units.

The neighbouring regeneration area, New Bermondsey, has been approved for 3,500 new homes and includes a new station on Surrey Canal Road 0.3 miles from the site.

301-303 Ilderton Road presents an opportunity to be among the first few schemes to be delivered in this exciting new district.





PLANNING

The London Borough of Southwark have granted planning permission for (ref: 20/AP/3560)

Demolition of existing buildings and construction of a 15-storey building comprising 59-residential dwellings (Class C3) and commercial floorspace (Class E(g), with landscaping (including a communal roof garden and ground floor play space), cycle parking and associated ancillary development

The associated Section 106 agreement requires the delivery of 16 affordable units (4 x shared ownership and 12 social rent), along with financial contributions to the LA totalling c.£328,261. Notably, there is no requirement for a Late-Stage Review of the development's viability within the draft Section 106 agreement because the proposals include 35% affordable housing.

A copy of the s106 is available on request.

The site is liable for Mayoral CIL, with an estimated total liability of £1,361,417 (buyers to confirm figure with their own due diligence).



RESIDENTIAL

The residential element of the development is housed over 2nd-14th floors (13-storeys) and will deliver 39,628 sqft NIA.

Affordable accommodation is located over second-fifth floors. This comprises 12 x social rent units (9,306 sqft) over 2nd-4th floors (5 x 1 beds, 1 x 2 beds & 6 x 3 beds). The 4 x shared ownership units (3,102 sqft) are located on the 5th floor (1 x 1 beds, 1 x 2 bed & 2 x 3 beds).

Private accommodation comprising 43 units (27,219 sqft) can be found across 6th-14th floors and will boast panoramic views across London.

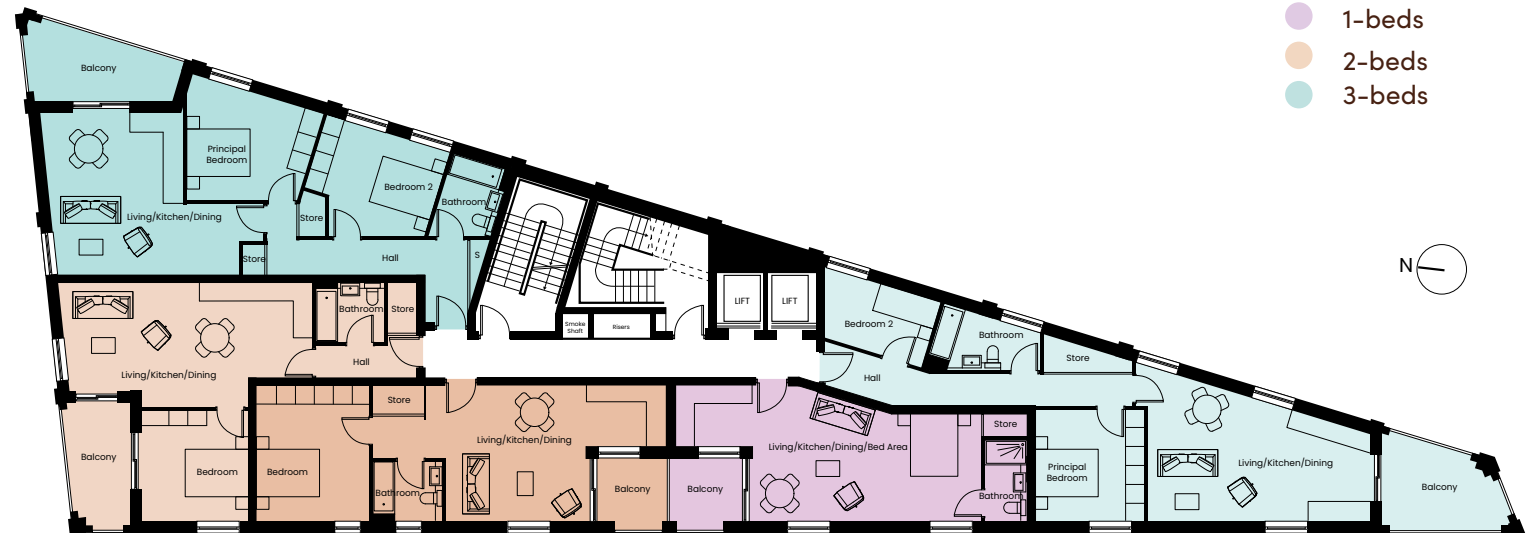
The private mix is:

23 x 1 beds
16 x 2 beds
4 x 3 beds.

The development is car free, and all apartments will have private balconies in addition to a 3,583 sqft communal roof garden.

FLOORS

8-14



Floor plan shows standard layout of residential accommodation

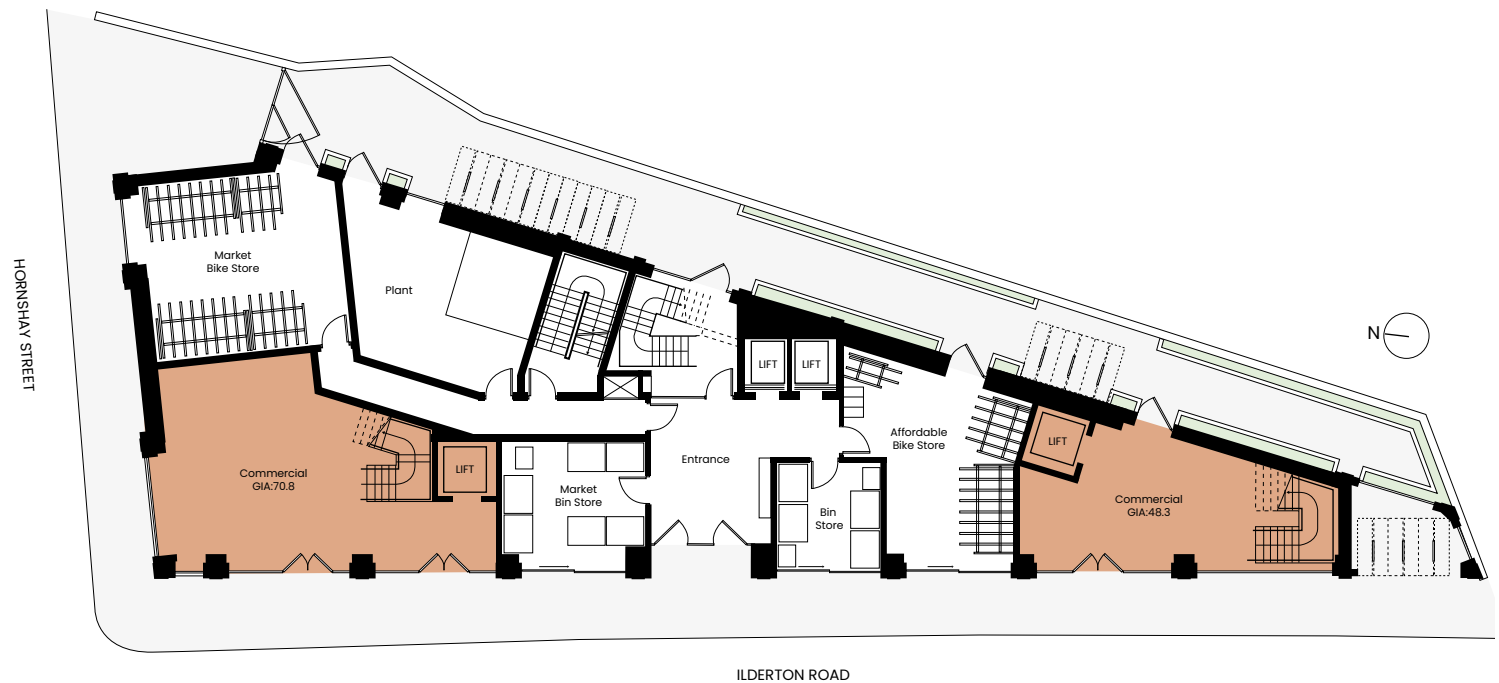
COMMERCIAL

The commercial accommodation is arranged over ground and first floors (4,545 sqft GIA) and will benefit from Class-E(g) use. This use allows uses which can be carried out in a residential area without detriment to its amenity:

- (i) Offices to carry out any operational or administrative functions,
- (ii) Research and development of products or processes
- (iii) Industrial processes

There will also be an element of affordable workspace that must be provided totalling 983 sqft.

GF



ACCOMMODATION SCHEDULE

PRIVATE RESIDENTIAL

Floor	1B/1	1B/2P	2B/3P	2B/4P	3B/5P	Total
6	0	1	1	0	2	4
7	0	1	1	0	2	4
8	1	2	1	1	0	5
9	1	2	1	1	0	5
10	1	2	1	1	0	5
11	1	2	1	1	0	5
12	1	2	1	1	0	5
13	1	2	1	1	0	5
14	1	2	1	1	0	5
Total	7	16	9	7	4	43

COMMERCIAL

Floor	Proposed (sqft GIA)
Ground	1,282
First	3,263
Total	4,545

SO

Floor	1B/1	1B/2P	2B/3P	2B/4P	3B/5P	Total
5	0	1	1	0	2	4
Total	0	1	1	0	2	4

Social

Floor	1B/1	1B/2P	2B/3P	2B/4P	3B/5P	Total
2	0	2	0	0	2	4
3	0	2	0	0	2	4
4	0	1	1	0	2	4
Total	0	5	1	0	6	12

Total	7	22	11	7	12	59
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COMMERCIAL

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Title & Tenure

The site is held freehold under title numbers SGL45505 & SGL370679. Site to be sold with full vacant possession.

VAT

The site is elected for VAT.

Terms

We are inviting unconditional offers with a guide price of £4,500,000.

Viewings

The site can be viewed externally from Ilderton Road. Should a purchaser wish to arrange an internal inspection then please contact Henshall & Partners or KALMARs.

Further Information

Detailed information on the site is available via a dedicated data room.

[REGISTER HERE >](#)

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